

DEPARTMENTAL BUDGET INFORMATION BUILDINGS & SAFETY ENGINEERING (13)

MISSION

The mission of the Buildings and Safety Engineering Department is to provide for the safety, health and welfare of the general public as it pertains to buildings and their environs in an efficient, cost effective, user-friendly and professional manner.

DESCRIPTION

The Buildings and Safety Engineering Department enforces zoning and construction codes that control the erection, alteration, use and maintenance of new and existing buildings and structures. The Department issues permits and monitors construction and use through inspection services. The maintenance of conditions in existing buildings and their environs are regulated by Ordinances that require periodic inspections.

The Buildings and Safety Engineering Department is responsible for administering and enforcing the provisions of the various codes regulating construction and property maintenance codes, and demolition. The enforcement authority for zoning ordinances also resides with the department. Additionally, the department administers the business licensing function for the City of Detroit. Thus, making the department the clearinghouse for all business licenses to assure that businesses meet building, fire and health standards before a license is issued.

MAJOR INITIATIVES

Buildings and Safety Engineering continues the engagement of senior management in planning workshops to assist in developing future direction and goals for the department. Sessions focus on the

evaluation of all services provided to determine which service most effectively contributes to the City's goals. This planning also focuses on the most efficient use of available resources to achieve the most effective results without unnecessarily adding costs. The department accounts for operations in a separate revenue fund to be in compliance with the Michigan Public Act 245 of 1999.

In accordance with the Michigan Construction Code, the B&SE completed a rate structure review during the 2002-03 fiscal year. This review, led by Pierce, Monroe & Associates and Maximus Consulting Group documented the cost of providing service with the emphasis on determining the comprehensive cost of services rather than the flow of resources. The 2003-04 Budget reflects modest improvements based upon inspection and user fee increases.

With the assistance of the Law Department, B&SE recently piloted a small claims collection effort and expect to conduct an aggressive collection program during the 2003-04 fiscal year. This collection effort along with the recently completed analysis of B&SE rate structures will allow the department to continue moving towards the goal of self-sufficiency.

The Tidemark software implementation program is continuing. Mechanical, electrical and plumbing permits, annual and special inspections are automated as well as inspection scheduling and tracking, presale and rental housing inspections, plan review and zoning enforcement. Implementation of Tidemark software will continue during the

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2003-04 fiscal year, with the automation of the Building permits and input of current records. The other components includes the Inter-active Voice Response (IVR) module. The IVR module will enable the department to improve upon its responsiveness to customer inquiries. During 2002-03 fiscal year, the department conducted a limited pilot of handheld devices.

The **Buildings Division** will continue enforcement of the Building Code inspection process for new construction, renovation, remodeling and the enforcement of the new “Michigan Rehabilitation Code For Existing Buildings”, with an emphasis on property maintenance. To support this endeavor a new **Property Maintenance Division** has been established to increase in the level and volume of buildings inspected annually, and to provide periodic inspections to all existing structures to encourage property maintenance and stabilize neighborhood communities, which support the ‘Kids, Cops, Clean’ initiative. The adoption and enforcement of the property maintenance code as a municipal civil infraction is also expected to bring annual inspections to commercial properties to ensure their maintenance.

During 2002-03 Fiscal Year, the dangerous buildings Demolition function, formerly within the jurisdiction of the Department of Public Works, was integrated into B&SE. The demolition program is expected to be integrated into the Tidemark software application. The dangerous buildings identification function now resides within Demolition Administration and is reflected in the 2003-04 Budget.

The department will continue to monitor and evaluate the asbestos removal and abatement contracts, as well as the demolition contracts in an effort to reduce the cost of demolition of dangerous structures throughout the City of Detroit and to comply with the National Emission Standard for Hazardous Air Pollutants (NESHAP).

The **Housing Division** continues to experience an increase in the volume of presale inspection requests due to changes in the pre-sale housing ordinance. The pre-sale inspection process is being refined to provide a more concise, safety oriented and customer friendly inspection. A revised set of inspection guidelines for pre-sale, rental and other residential inspections is expected during fiscal year 2003-04. The department also intends to continue its current Neighborhood stabilization efforts of 1) city-wide property maintenance code enforcement and 2) increased enforcement of rental property inspections. A Housing Division initiative of priority enforcement activity of rental properties with multiple units and landlords holding more than ten (10) properties will continue.

Based upon the success of the housing inspection program and in an effort to deliver more cost-effective service, the department has shifted the plumbing functions to this complimentary unit. The relationship of citizen safety to the work of the Plumbing and Housing Division make these units ideal candidates for cost efficiencies.

As it relates to the Nuisance Abatement and Repair to Own Program B&SE will continue

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to ensure that open contracts remain in compliance and that properties move to successful completion or termination.

During fiscal year 2002-03, the **Mechanical Division** successfully extricated itself from the pre-sale inspection process with the introduction of electronic carbon monoxide devices, along with intense training of the Housing Inspectors, within the Housing Division. This has resulted in a 90% reduction in the number of heating inspections that must be completed by the Mechanical Division for the pre-sale housing process. Based upon this process improvement, the Mechanical Inspection staff has shifted their priority to the Biennial Programs in an effort to comply with the 'Kids, Cops, Clean' initiative and maintain Detroit as a major accident free area relative to Boilers, Elevators, and Mechanical equipment operations.

PLANNING FOR THE FUTURE

Departmental reorganization and the continuation of the Tidemark permitting system are the foundation for future department operations.

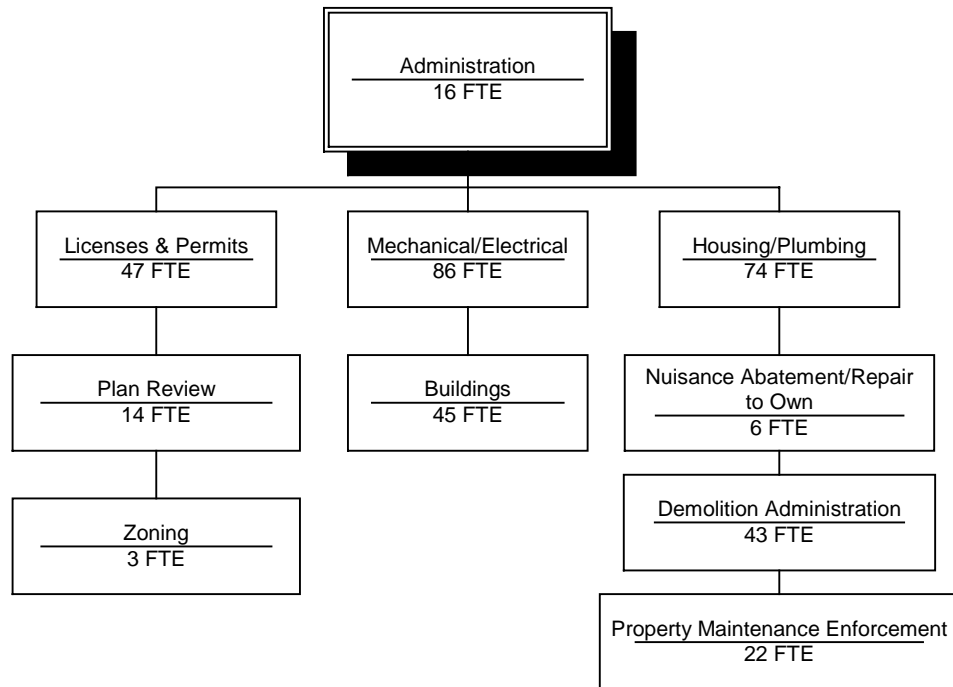
During fiscal year 2003-04, the Electrical Division will merge with the Mechanical Division. The joining of these work units will allow the department to re-align its management structure while achieving

financial saving without sacrificing service delivery.

Full implementation of the **Zoning Enforcement Unit** is expected during fiscal year 2003-04. Implementation of the Municipal Civil Infraction Ordinance procedures within the B&SE is on-going and will facilitate zoning enforcement for both commercial and residential properties, as well as, the audit of conditions of all special land use grants. This unit, as a branch of the Municipal Civil Infraction Bureau is expected to have a major impact on quality of life issues within Detroit communities.

B&SE will continue with the enforcement of City codes relative to dangerous structures. This activity will include barricaded structures, requiring rehabilitation plans for occupancy. Demolition of structures that are open to trespass will continue. The **Buildings and Demolition Divisions** will work cooperatively to ensure that enforcement will continue into the next fiscal year with a continued focus on vacant structures near schools to support the 'Kids, Cops, Clean' initiative. Additionally, the B&SE will work with the Detroit Water & Sewerage Department (DWSD) to identify the best method of providing cross connection services to those facilities in need of the program.

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PERFORMANCE GOALS, MEASURES AND TARGETS

Goals: Measures	2001-02 Actual	2002-03 Projection	2003-04 Target
Enforce codes within the framework of nationally recognized codes:			
Heating equipment safety inspections	12,473	18,000	17,100
Number of electrical inspections	12,919	16,000	16,000
Number of plumbing inspections – cross connections	2,924	3,400	3,500
Building inspections	40,548	40,000	45,000
Maintain the stability and safety of neighborhoods:			
Number of pre-sale housing inspections paid	10,710	9,500	9,000
Number of barricaded buildings	6,545	7,600	7,200
Number of nuisance abatement contracts completed program to date	337	385	460
Satisfy business, residential and other customers:			
Building permits issued	6,899	6,000	6,100
Total permits issued	26,226	23,500	23,500
Operate the department self-sufficiently:			
Percent of fees collected	50%	60%	75%
Build and maintain a high-performance organization:			
Number of employee participation teams	5	5	5
Reduce the number of vacant and dangerous structures within the city:			
Buildings demolished	2,250	650	1,200

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EXPENDITURES

	2001-02		2003-04		
	Actual	2002-03	Mayor's	Variance	Variance
	Expense	Redbook	Budget Rec		Percent
Salary & Wages	\$13,826,821	\$16,209,852	\$15,832,026	(\$377,826)	-2%
Employee Benefits	6,800,735	8,123,850	8,799,218	675,368	8%
Prof/Contractual	999,433	8,564,501	9,545,401	980,900	11%
Operating Supplies	222,357	350,798	240,797	(110,001)	-31%
Operating Services	1,858,990	3,533,520	3,967,108	433,588	12%
Capital Equipment	52,025	-	247,444	247,444	0%
Capital Outlays	401,900	-	-	-	0%
Other Expenses	48,445	9,721	23,137	13,416	138%
TOTAL	\$24,210,706	\$36,792,242	\$38,655,131	\$1,862,889	5%
POSITIONS	316	361	356	(5)	-1%

REVENUES

	2001-02		2003-04		
	Actual	2002-03	Mayor's	Variance	Variance
	Revenue	Redbook	Budget Rec		Percent
Licenses/Permits	\$18,053,929	\$19,870,000	\$23,920,327	\$4,050,327	20%
Fines/Forfeits/Pen	-	100,000	1,062,006	962,006	962%
Grants/Shared Taxes	(5)	-	-	-	0%
Sales & Charges	652,790	11,245,986	12,857,407	1,611,421	14%
Sales of Assets	4,222,457	1,580,000	10,000	(1,570,000)	-99%
Contribution/Transfers	14,750	-	-	-	0%
Sales & Charges	-	3,996,256	805,391	(3,190,865)	-80%
Miscellaneous	2,093	-	-	-	0%
TOTAL	\$22,946,014	\$36,792,242	\$38,655,131	\$1,862,889	5%

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